



uPVC entrance door leading into

## Lounge

13' 7" x 11' 6" ( 4.14m x 3.51m )

Front aspect double glazed window. TV point, power points and cupboard housing trip switch fuse box. Archway leading through to dining room.

## Dining Room

12' 1" x 9' 5" ( 3.68m x 2.87m )

Rear aspect uPVC double glazed door overlooking the rear courtyard. Power points, central heating radiator and door leading to bathroom

## Bathroom

Side aspect uPVC double glazed obscure window. Suite comprising of low level wc, wash hand basin and panel enclosed bath.

## Kitchen

10' 2" x 7' 8" ( 3.10m x 2.34m )

Rear aspect uPVC double glazed window overlooking the rear courtyard. Kitchen comprising of matching range of white wall and base units with roll edged work surfaces over. 1 1/2 single drainer stainless steel sink unit. Plumbing for washing machine, space for upright fridge freezer, part tiled walls and tiled floor.

## Bedroom One





### Property Description

Connells are delighted to bring to the market this charming three-bedroom home, situated in the sought-after location of Hill Park Terrace. Properties in this area rarely come to market, and with its close proximity to Roundham Harbour, scenic coastal walks, and a variety of restaurants and amenities, this home offers an exceptional opportunity for buyers seeking a prime location.

Upon entering, you are welcomed into a hallway that leads to two inviting reception rooms, perfect for creating separate living and dining areas or even a home office. The fitted kitchen provides a practical space for cooking and overlooks the rear garden, adding a pleasant view while you work. A well-appointed family bathroom completes the ground floor.

Upstairs, you'll find three good sized double bedrooms, each offering plenty of natural light and space. .

Outside, the property benefits from its own private garden - a rare find in this location. Additionally, with no onward chain, this home is ideal for first-time buyers, investors, or those looking to put their own stamp on a property.

This delightful home offers a unique blend of comfort, convenience, and potential in a highly desirable spot. Early viewings are highly recommended to avoid disappointment!

### Accommodation

13' 7" x 7' 5" ( 4.14m x 2.26m )

Front aspect uPVC double glazed window. Power points and radiator. Door leading through to cloakroom.

## Cloakroom

Comprising of low level wc and wash hand basin.

## Bedroom Two

10' 4" x 12' 7" ( 3.15m x 3.84m )

Rear aspect uPVC double glazed window. Radiator and power points.

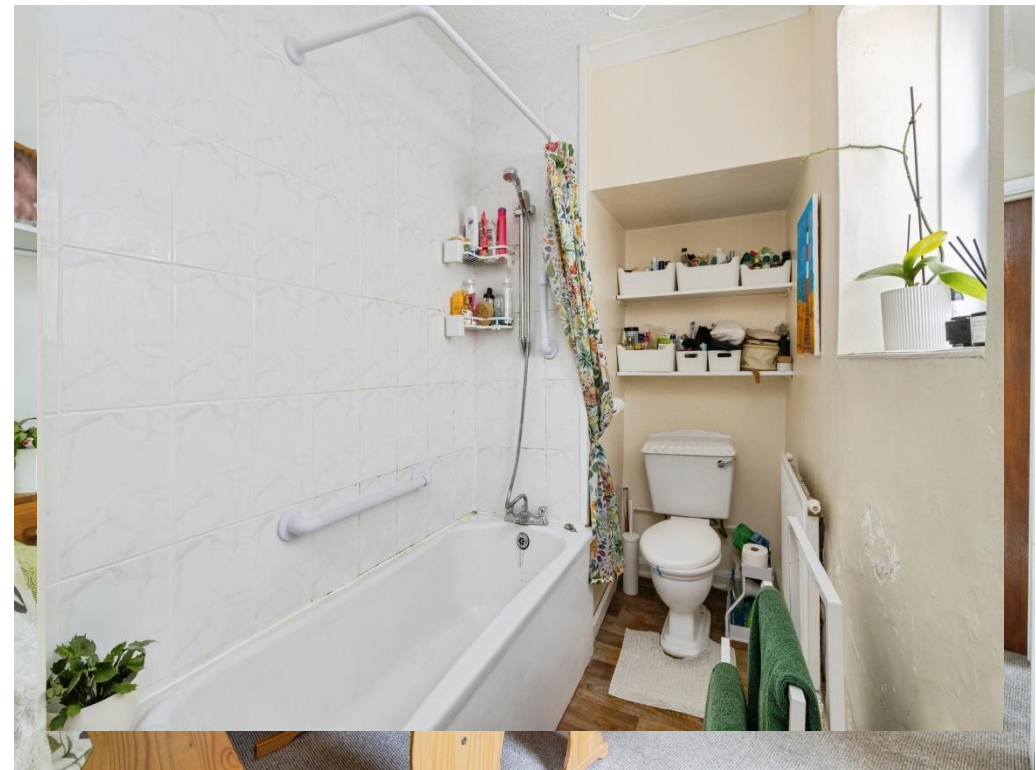
## Bedroom Three

9' 5" x 6' 5" ( 2.87m x 1.96m )

Rear aspect uPVC double glazed window. Power points and radiator.

## Outside

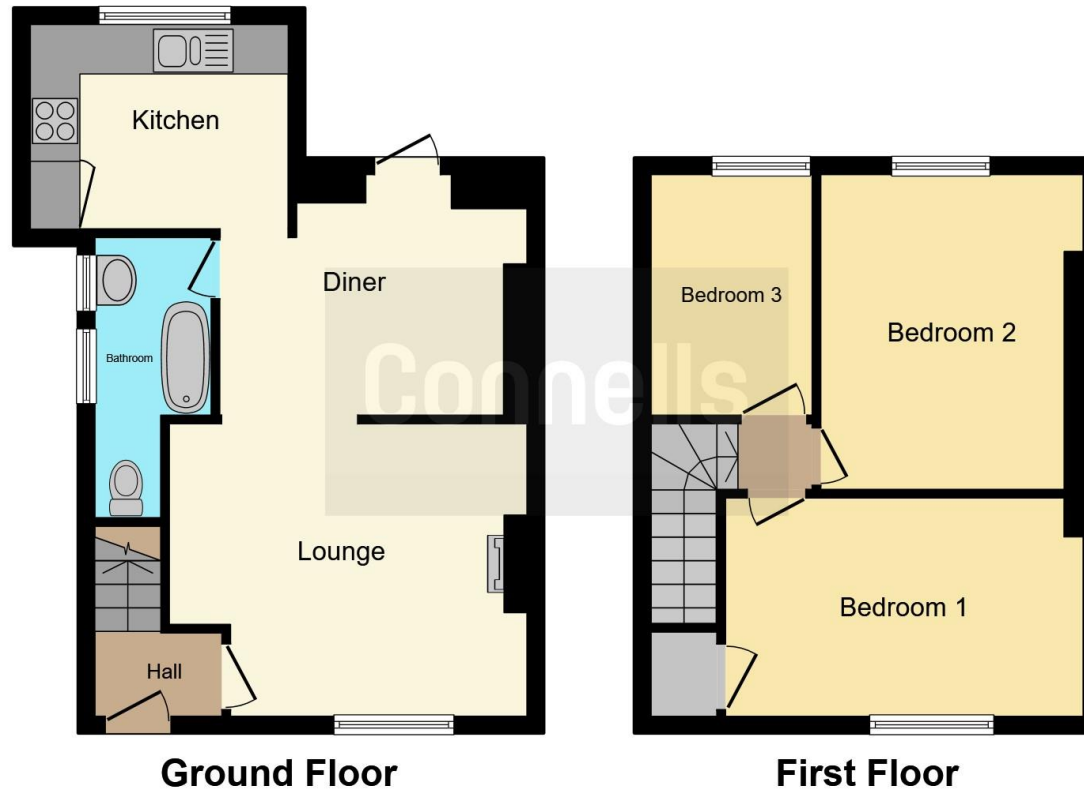
Private courtyard patio area with gated access.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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EPC Rating:	Council Tax
Awaited	Band: B

Tenure: Freehold



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